

*Clark County Comprehensive Plan Update*

## **Neighborhood Meeting**

*October 10, 2000*

The key message was that citizens wanted to have ways to preserve the quality of neighborhoods by 1) giving neighborhoods a voice in setting the land use for areas, 2) setting design standards, and 3) providing design review opportunities and better notice of potential zoning changes.

### **Attendees:**

Joe Nourou

Jim Cameron, WRNA

Bud Van Cleve, NE Hazel Dell Neighborhood Association and VA

John W. White, Evergreen East Neighborhood Association, Chair

Art Stubbs, Neighborhood Advisory Committee of Clark County

Terry Gaya

Kevin Addis

### **DISCUSSION NOTES**

- Concurrency
- How did growth pass us up?
- Why is the growth allowed?
  - Especially when infrastructure not in place.
- How do we deal with property rights?
- Perception that the Plan is overly influenced by developers.
- Where's the growth coming from?
- Plan should be under continual review.
- We're not achieving our goals of preserving neighborhoods.
- Multifamily going in where people anticipated single family.
- We're in this predicament because last time we had little information to base the plan on. Example 60/40.
- Cities should set their own housing splits.
- Zoning doesn't work when it's unrealistic.
- Need changes in permitting system.
- Need geographic accountability for permits/growth.
- As we use up developable land, we're lowering our standards for what can be developed.
- Traffic: Centralized business and retail development would reduce traffic.
- Should estimate high; allow and plan for the growth.

### **Density**

- Standards need to be flexible. Shouldn't rigidly dictate density. Expand UGA as needed. (Dedicate property for neighborhood parks.)
- Changes to zoning need to have more rigorous notice to neighbors. Mix of multi-family into single family affects property values and quality of neighborhoods.

- Need geographic based design review committee and standards for the impacted area.
- Better neighborhood involvement BEFORE permitting.
- Need County to target notices to affected neighborhoods. They're getting buried in paper.
- Control growth. Don't stop it. Want a voice.
- One developer can affect the lives and property values of many.
- The 60/40 drives planners to lower their standards.
- Can we have neighborhoods directly involved in the planning for their area?
- Need environmental controls on what we do with our properties; example, more sensitive harvesting of timber rather than clear cut.
- Need to beef up the communication between County agencies and the neighborhoods.